

To Let

4,405 sq ft (409 sq m)

First Floor Offices

Matthews & Goodman

Property Advisers



Bridewell Gate, 9 Bridewell Place, London, EC4

Description:

The available space is located on the First Floor which benefits from a Grade A refurbishment. The highly efficient floor plate enables a variety of occupational requirements to be accommodated.

1st Floor 4,405 sq ft 409 sq m

Location:

Bridewell Gate is located on the East side of Bridewell Place, to the north of Tudor Street and in close proximity to Fleet Street, New Bridge Street and Ludgate Circus. The building is within a two minute walk of Blackfriars station (District, Circle and mainline railway) and City Thameslink. Temple, Chancery Lane and St Paul's Underground stations are also in close proximity.

Amenities:

- Fully refurbished to Category A condition
- 2 Passenger lifts
- Air conditioning
- Metal tiled suspended ceiling
- Fully accessible raised floor
- Demised Male and Female WCs
- Refurbished entrance hall
- Car Parking / Showers / Bicycle Storage
- Tenants' private communal garden
- 24 hour access & security

Lease:

A new lease is available direct from the Landlord for a term by arrangement. The lease will be excluded from the security of tenure provisions within the Landlord and Tenant Act 1954 Part II (as amended).

Rent:

To be confirmed.

Rates:

£10.40 per sq ft per annum (2014/2015).

Service Charge:

Fixed at £12.50 per sq ft per annum.

EPC:



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James Arthur

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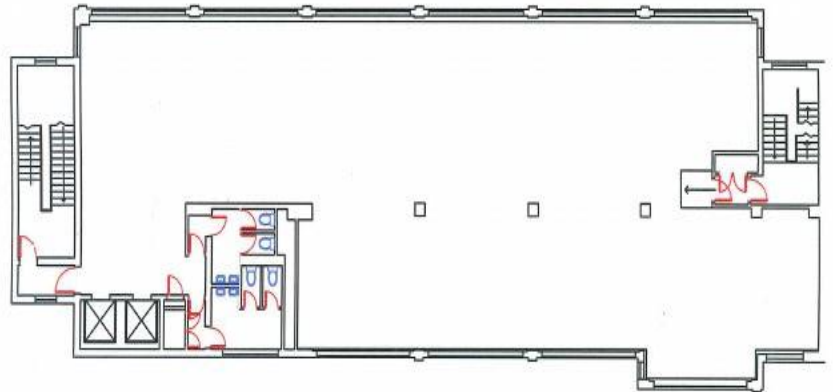
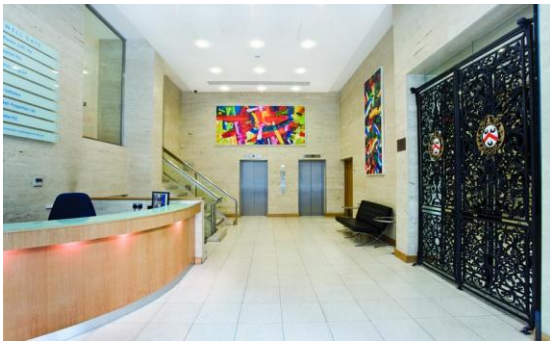
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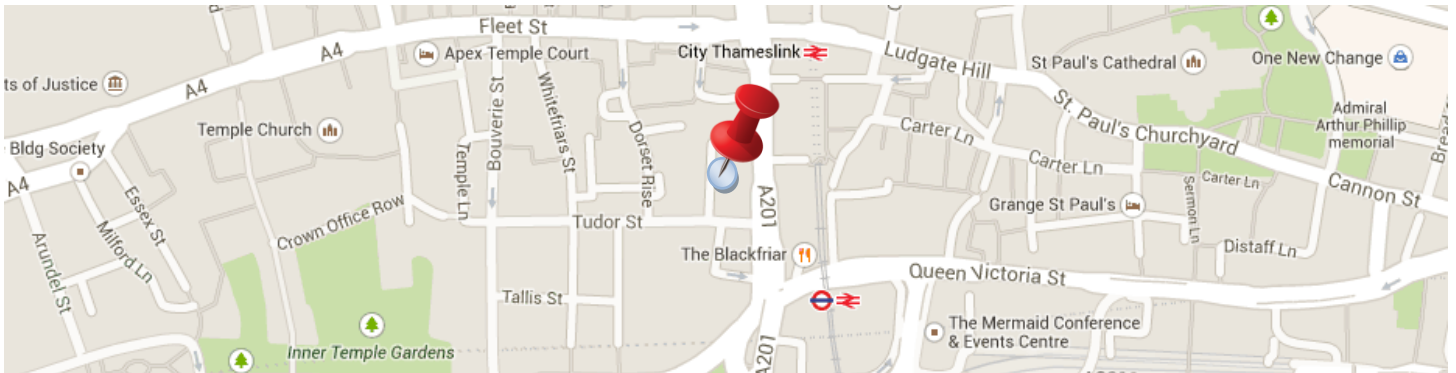
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Floor Plan - First Floor



Viewings:

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